143.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	722,900 / 722,900
					USE VALUE:	722,900 / 722,900
					ASSESSED:	722,900 / 722,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WISNER MELANIE M
Owner 2:	MUNSEY SCOTT
Owner 3:	
Street 1:	29 COOLIDGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WEISNER MELANIE M -
Owner 2:	-
Street 1:	29 COOLIDGE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,953 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1824 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6953.000	267,000	3,300	452,600	722,900
Total Card	0.160	267,000	3,300	452,600	722,900
Total Parcel	0.160	267,000	3,300	452,600	722,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.33 | /Parcel: 396.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 92553

GIS Ref

GIS Ref

Insp Date 05/15/18

!11085!

PREVIOUS ASSESSMENT

Parcel ID 143.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	267,100	3300	6,953.	452,600	723,000	723,000	Year End Roll	12/18/2019
2019	101	FV	212,200	3300	6,953.	424,300	639,800	639,800	Year End Roll	1/3/2019
2018	101	FV	202,600	0	6,953.	350,800	553,400	553,400	Year End Roll	12/20/2017
2017	101	FV	202,600	0	6,953.	322,500	525,100	525,100	Year End Roll	1/3/2017
2016	101	FV	202,600	0	6,953.	294,200	496,800	496,800	Year End	1/4/2016
2015	101	FV	197,500	0	6,953.	288,500	486,000	486,000	Year End Roll	12/11/2014
2014	101	FV	197,500	0	6,953.	268,200	465,700	465,700	Year End Roll	12/16/2013
2013	101	FV	197,500	0	6,953.	255,100	452,600	452,600		12/13/2012

PRINT

Date	Time
12/11/20	01:17:38

LAST REV

Date	Time
06/13/18	09:06:07
apro	
11085	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEISNER MELANIE	37679-114		1/15/2003	Family		No	No		
REILLY JOHN W &	34946-2		3/1/2002		345,000	No	No		
REILLY JOHN - E	21866-214		3/23/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	92553
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2016	1361	Redo Bat	36,330	O				reno 2nd fl bath
10/30/2015	1675	Re-Roof	12,337					
12/17/2010	2418	Redo Kit	85,000					OFP TO FFL/REPL 3

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	Inspected	CC	Chris C
4/24/2018	MEAS&NOTICE	BS	Barbara S
11/15/2008	Meas/Inspect	336	PATRIOT
10/26/2000	Hearing Chag	201	PATRIOT
4/13/2000	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
10/15/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6953		Sq. Ft.	Site		0	80.	0.81	9			Ledge	-10					452,587						452,600	

Total AC/HA: 0.15962 | Total SF/SM: 6953 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 452,587 | Spl Credit | Total: 452,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	gray		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29338229
Const Adj.:	0.98000199
Adj $ / SQ:	158.440
Other Features:	64200
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	386908
Depreciation:	119942
Depreciated Total:	266967

COMMENTS

NO HEAT UAT of=sink/basement.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

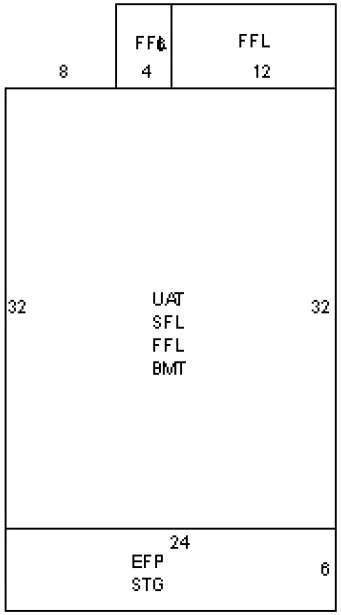
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	158.44
Special Features:	0	Val/Su Net:	92.71
Final Total:	267000	Val/Su SzAd	163.60

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	864	158.440	136,892
BMT	Basement	768	47.530	36,505
SFL	Second Floor	768	158.440	121,682
UAT	Upper Attic	192	104.570	20,077
EFP	Enclos Porch	144	45.210	6,510
STG	Storage	144	7.240	1,043

Net Sketched Area:	2,880			Total:	322,708
Size Ad	1632	Gross Are	3456	FinArea	1824

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	RRM	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1960	27.63	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300